



Agenda – City Planning Commission

1,894th Meeting

9:00 a.m. August 18, 2005

COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Maloney, Norton,
Singletary, Sebelia

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Division for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Division unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P05-0729:** Proposed one-year retro-active time extension of Design Review Case P03-0652 by Peggy Domasin to develop approximately 12.69 vacant acres with a 77-unit manufactured home community, including a recreation center, open space and parking at 3444 Center Street, situated on the southerly side of Center Street, approximately 500 feet easterly of Orange Street in the R-1-65 - Single Family Residential Zone.
2. **PLANNING CASE P05-0730:** Proposed two-year retro-active time extension of Conditional Use Permit CU-053-001 by Peggy Domasin to develop approximately 12.69 vacant acres with a 77-unit manufactured home community with a recreation center, open space and parking at 3444 Center Street, situated on the southerly side of Center Street, approximately 500 feet easterly of Orange Street in the R-1-65 - Single Family Residential Zone.
3. **PLANNING CASE P05-0799:** Proposal of MBK Homes for a one-year time extension of Tract Map 31014, an approved 30 lot residential subdivision on approximately 4.27 acres of vacant land at 6259 La Sierra Avenue, situated on the easterly side of La Sierra Avenue, southerly of Arlington Avenue, in the R-1-65 - Single Family Residential Zone.
4. **PLANNING CASE P05-0673:** Proposal for a two-year time extension of revised Conditional Use Permit CU-010-756 by Matthew Harmon, on behalf of Western Care Construction Company, to expand an existing convalescent hospital by adding an approximately 42,000-square-foot building and related parking and landscaping to accommodate approximately 132 patients on a 2.3 acre site located at 3700, 3714, 3736, 3752 and 3766 Nye Avenue, situated southerly of Magnolia Avenue and northerly of White Oak Drive, in the R-1-65- Single Family Residential Zone.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

5. **PLANNING CASE P05-0927:** Proposal of the Riverside Unified School District to acquire approximately eleven acres of land for a new elementary school. The properties are located at 4180 – 4330 Strong Street and 4261 Latham Street, easterly of Rivera Street, in the RR – Rural Residential and M-1-BP – Light Industrial and Business Park Combining Zones.

D. **PUBLIC HEARINGS** - 9:00 a.m.

6. **PLANNING CASE TM 29628:** City Planning Commission review of the Final Environmental Impact Report (FEIR) for a proposal by Hawarden Development Corporation to subdivide approximately 72 vacant acres into 35 single family residential lots (Tract Map 29628), situated westerly of Via Vista Drive, easterly of Overlook Parkway and south of Ranch View Road in the RC – Residential Conservation Zone. *(Staff recommends continuance to September 8, 2005.)*

7. **PLANNING CASE P05-0335 (Continued from August 4, 2005):** Proposed Tract Map 32540 by Sierra Company to subdivide approximately 24.17 acres of vacant land into 8 lots for the future development of single family residences, situated on the southwesterly side of the future extension of Lookout Terrace, northeasterly of Arlington Avenue in the RC- Residential Conservation and R-1-80- Single Family Residential Zones. *(The applicant requests continuance to September 8, 2005 and staff concurs.)*
- 8a. **PLANNING CASE P04-1617 (Continued from August 4, 2005):** Proposed Tract Map 33028 by Adkan Engineers, on behalf of Pulte Homes, to subdivide approximately 35 vacant acres into a 62-lot single family planned residential development with common open space, situated on the southerly side of Bradley Street and westerly of Harbart Street in the R-1-130 B Single Family Residential Zone. *(This case is to be heard concurrently with Planning Cases P04-1618 and P05-0051.) (The applicant requests continuance off-calendar and staff concurs.)*
- 8b. **PLANNING CASE P04-1618 (Continued from August 4, 2005):** Proposed Planned Residential Development by Adkan Engineers, on behalf of Pulte Homes, to establish a 62-lot single family planned residential development with common open space on approximately 35 vacant acres, situated on the southerly side of Bradley Street and westerly of Harbart Street in the R-1-130 B Single Family Residential Zone. *(This case is to be heard concurrently with Planning Cases P04-1617 and P05-0051.) (The applicant requests continuance off-calendar and staff concurs.)*
- 8c. **PLANNING CASE P05-0051 (Continued from August 4, 2005):** Proposed Design Review by Adkan Engineers, on behalf of Pulte Homes, for a plot plan and building elevations for a 62-lot single family planned residential development with common open space on approximately 35 vacant acres, situated on the southerly side of Bradley Street and westerly of Harbart Street in the R-1-130 B Single Family Residential Zone. *(This case is to be heard concurrently with Planning Cases P04-1617 and P04-1618.) (The applicant requests continuance off-calendar and staff concurs.)*
9. **PLANNING CASE P05-0157 (Continued from August 4, 2005):** Proposed Tract Map 33355 by Lookout Terrace Associates, LLC to subdivide approximately 3.53 acres of vacant land into 8 lots for the future development of single family residences, situated on the northeasterly side of the future extension of Lookout Terrace, westerly of Western Avenue, in the R-1-80- Single Family Residential Zone. *(Staff and the applicant recommend continuance off-calendar.)*
10. **PLANNING CASE P05-0697:** Proposal by the Belo Corporation on behalf of the Press Enterprise Company for the Initial Study and Design Review of the plot plan and building elevations for an approximately 161,709 square-foot, five-story office building and related 634-space parking lot at 3512 Fourteenth Street, situated on an approximately 6.5 acre site within the block bounded by Fourteenth Street, Olivewood Avenue, Prospect Avenue and Orange Grove Avenue, in the DSP-PPO, Downtown Specific Plan - Prospect Place Office District.
11. **PLANNING CASE P05-0671:** Planning Commission review of an initial study of a proposal by City of Riverside Department of Public Utilities to construct and operate a Water Treatment Systems Plant to treat water produced by operation of three production wells: Raul Wells #2, #3, and #4 on approximately 17.8 Acres located in the City of San Bernardino at 1295 S. Waterman Avenue, situated 300 feet south of the southeast corner

of Waterman Avenue and Orange Show Rd., in the Office/Industrial Park (OIP) & Light Industrial (IL) Zone.

9:30 a.m.

- 12a. **PLANNING CASE P05-0614 (Continued from July 21, 2005):** Proposal by Waterland Designs, on behalf of Ibrahim Harb, for a Conditional Use Permit for an approximately 8,204 square foot carwash and auto detail center on an approximately .72 acre vacant lot at 18651 Van Buren Boulevard, situated on the southerly side of Van Buren Blvd, between Dauchy Avenue and Wood Road, in the C-2-SP - Restricted Commercial and Specific Plan (Orangecrest) Combining Zones. *(This project is being heard concurrently with Planning Case P05-0615).*
- 12b. **PLANNING CASE P05-0615 (Continued from July 21, 2005):** Proposal by Waterland Designs, on behalf of Ibrahim Harb, for Design Review of building elevations for an approximately 8,204 square foot carwash and auto detail center on an approximately .72 acre vacant lot at 18651 Van Buren Boulevard, situated on the southerly side of Van Buren Blvd, between Dauchy Avenue and Wood Road, in the C-2-SP - Restricted Commercial and Specific Plan (Orangecrest) Combining Zones. *(This project is being heard concurrently with Planning Case P05-0614).*
13. **PLANNING CASE P05-0368 (Continued from July 21, 2005):** Proposal by Rene Corydon for variances related to the demolition of two buildings totaling 6,450 square feet and the construction of a new, approximately 3,116 square-foot office building and related on-site parking facilities on an approximately 0.2 acre lot developed with three buildings totaling approximately 8,448 square feet at 4075 Eleventh Street, situated on the northeast corner of Brockton Avenue and Eleventh Street, in the DSP-AS - Downtown Specific Plan - Almond Street District. **Variances requested:** To allow: 1) 8 parking spaces where 13 spaces are required, based on the square footage of the new building for general office uses; 2) a 4-foot rear yard setback for the new office building where a minimum rear yard setback of 15 feet is required; 3) a 2-foot interior side yard setback from the northerly and a portion of the easterly interior side property lines, where a minimum interior side yard setback of 5 feet is required; 4) a landscape setback of 6 feet between the side property line along Eleventh Street and the new parking lot along Eleventh Street where a minimum landscape setback of 10 feet is required adjacent to on-site parking areas; and 5) the two-way on-site drive aisle serving the new parking lot to be 23 feet, 7 inches in width, where a minimum width of 24 feet is required for two-way drive aisles.
- 14a. **PLANNING CASES P05-0772:** Proposal of RRM Design Group on behalf of the City of Riverside Fire Department for a Conditional Use Permit construct a 7,157 square-foot fire station on an approximately 1.66 vacant acres, situated on the northerly side of Central Avenue, easterly of Canyon Crest Drive in the O - Official Zone. *(This case is to be heard concurrently with Planning Case P05-0773.)*
- 14b. **PLANNING CASE P05-0773:** Proposal of RRM Design Group on behalf of the City of Riverside Fire Department for Design Review of a plot plan and building elevations to construct a 7,157 square-foot fire station on an approximately 1.66 vacant acres, situated on the northerly side of Central Avenue, easterly of Canyon Crest Drive in the O - Official Zone. *(This case is to be heard concurrently with Planning Case P05-0772.)*

E. **WORKSHOP 12:00 p.m. – City Council Board Room**

15. Training session on the Brown Act presented by Kristi Smith, Deputy City Attorney.

F. **PUBLIC HEARING - 3:00 p.m.**

16. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

G. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

17. Report from the City Planning Commission representative to the City Land Use Committee.
18. Recent City Council actions of interest to the City Planning Commission.
19. Briefing on upcoming agenda items.

H. **DISCUSSION OF FUTURE AGENDA ITEMS**

- I. **MINUTES** No minutes.

- J. **ADJOURNMENT** Adjournment to the September 8, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.